

CITIZENS REDEVELOPMENT AREA

**Documentation of Conditions,
Data and Plans Referenced in the
Citizens Redevelopment Area Plan**

September 24, 1993

**City of Indianapolis
Planning Division
Department of Metropolitan Development**

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CITIZENS REDEVELOPMENT AREA

SYNOPSIS

There are 550 vacant lots in the area, equalling a total of 75 acres.

There are 81 vacant and boarded structures in the area.

Only 7.9% of the 718 buildings in the area are in excellent condition.

The 1990 census indicated that 18.75% of all dwelling units were owner occupied, 51.75% were renter occupied and 29.5% were vacant.

There are several obsolescent commercial structures along 22nd Street, College and other arterial streets.

Population has declined from 10,234 in 1970 to 3,357 in 1990.

Crime rate per 100 residents is 22.33 per year as compared to 9.44 per year, average for the Indianapolis Police Service District.

The acquisition Area has a total of 529 parcels of land, of which 265 are vacant lots.

A. BOUNDARIES

CITIZENS REDEVELOPMENT AREA

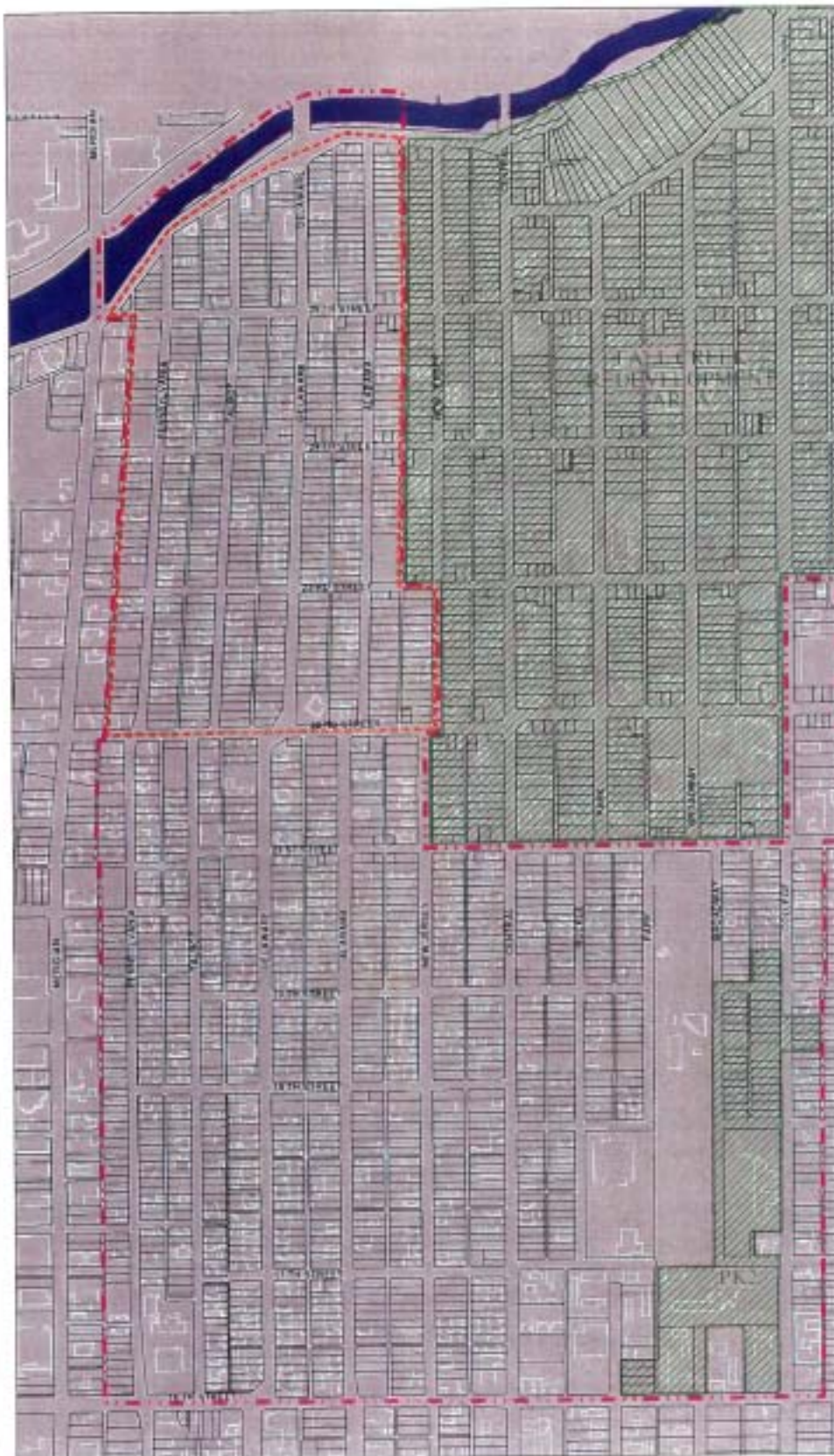
BOUNDARIES

The Citizens Redevelopment Area is bounded as shown on MAP 1. The area is adjacent, on the northeast to the Fall Creek Redevelopment Area which is a previously declared district. The "PK II" Redevelopment Area is within the Boundaries of The Citizens Redevelopment Area and is excluded from this area. The area proposed to be eligible for acquisition is located in the northern portion of the Citizens Redevelopment Area. See MAP 1.

The Subareas indicated on MAP 2 are identified for planning purposes and do not necessarily reflect neighborhood organization or historic boundaries.

MAP 1

BOUNDARIES



85.42 ACRES
PROPOSED ACQUISITION AREA

319.61 ACRES
PROPOSED PROJECT AREA

EXCLUDED (PK2 RENEWAL AREA)

FALL CREEK REDEVELOPMENT AREA
(PROJECT ALSO EXTENDS TO EAST)
NOT A PART OF THIS PROJECT



CITIZENS REDEVELOPMENT



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MAP 2

SUBAREAS

FALL CREEK

26.8 ACRES

NORTH TALBOTT

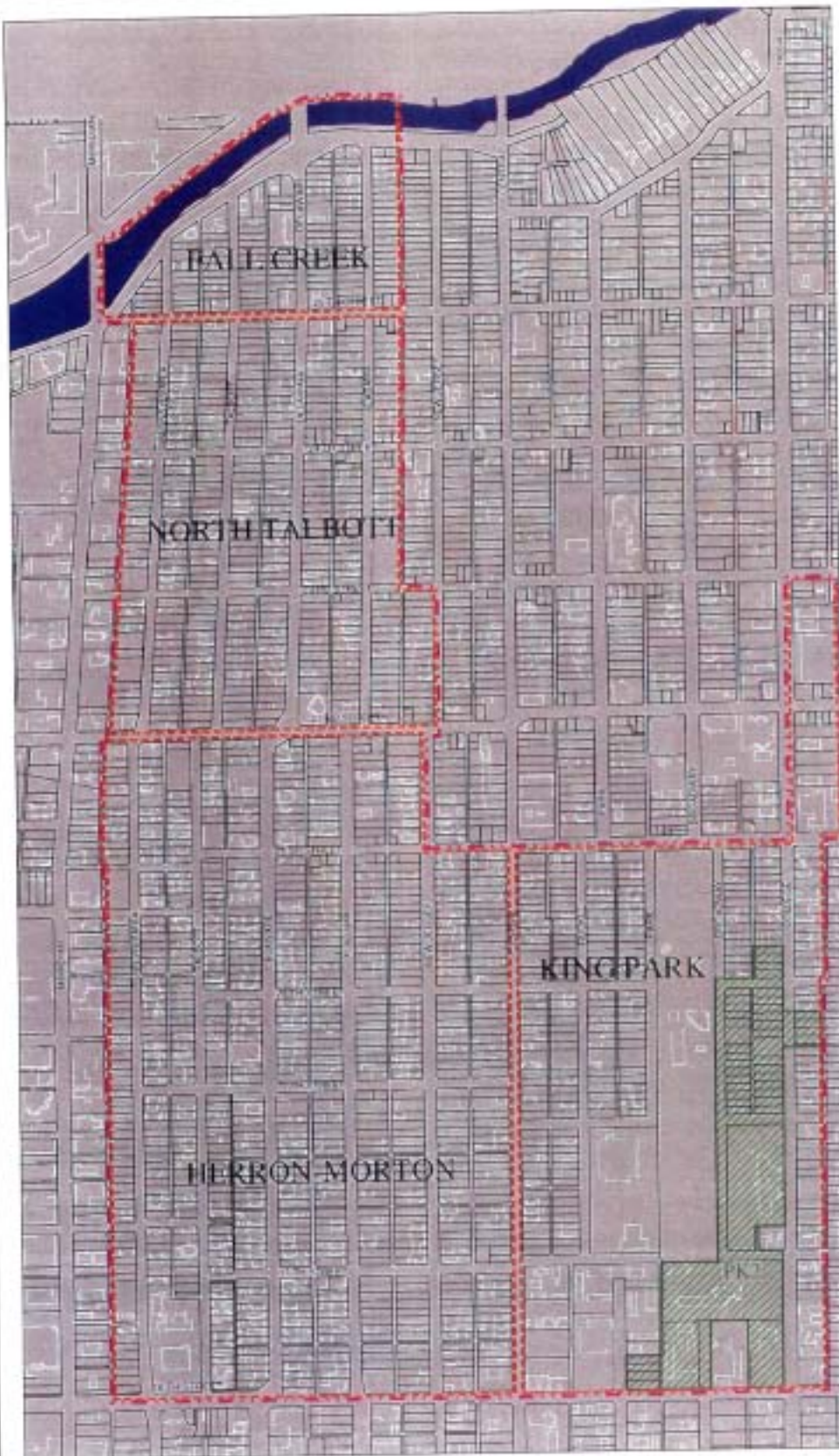
84.5 ACRES

HERRON-MORTON

139.5 ACRES

KING PARK

77.5 ACRES



SUBAREA BOUNDARIES

319.61 ACRES
PROPOSED PROJECT AREA

 EXCLUDED (PK2 RENEWAL AREA)



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B. EXISTING CONDITIONS

CITIZENS REDEVELOPMENT AREA

BUILDING CONDITION

There are 718 primary structures (garages, storage buildings, etc. excluded) in the Citizens Redevelopment Area. Only 7.9 percent are in excellent condition. There are 81 vacant and boarded structures and 550 vacant lots. SEE MAP 3.

Building Condition Primary Structures	Number of Buildings Primary Structures	Percent of Total
Excellent	57	7.9
Needs Superficial Repair	297	41.4
Needs Minor Rehabilitation	287	40.0
Needs Major Rehabilitation	63	8.8
Dilapidated	14	1.9
TOTAL	718	100

CITIZENS REDEVELOPMENT AREA

BUILDING CONDITION DEFINITIONS

Each primary structure was rated in one of five possible condition categories:

- 1) Excellent Condition, no rehabilitation necessary. The structure needs no attention in the form of paint or repairs;
- 2) Need of Superficial Repairs, a) exterior walls - peeling paint on less than 50% of the structure, b) windows, sashes, door frames - missing storm inserts, missing or torn screens, c) gutters, down spouts - rusty, peeling paint;
- 3) Minor Rehabilitation Required, a) exterior walls - peeling paint on more than 50% of the structure, b) foundation - small cracks (hairline), c) roof - loose or missing shingles, obvious wear, d) Windows, sashes, door frames - cracked glass, missing storm inserts, e) chimney - small cracks, f) gutters, down spouts - rusty, peeling paint, dents, g) porch - small cracks;
- 4) Major Rehabilitation Required, a) settling or crumbling foundations, b) leaning walls or chimneys, c) sagging roof, d) extensive rotting of wood, e) loose masonry, f) doors or windows missing, g) minor fire damage; and,
- 5) Dilapidated, a) exterior walls - leaning or bulging, large holes, rotting and missing material, b) foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb, c) roof - extreme sagging, warping, rotting material, large holes, d) windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, e) chimney - leaning, missing bricks, missing or collapsed portions, rusted flashing, missing mortar, f) gutters, down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent, g) porch - rails or banisters missing floor collapsed, separation (pulling away) from main structure, missing sections.



MAP 3 BUILDING CONDITION

PRIMARY STRUCTURES 57
LOTS= 74 ACRES= 14.7
EXCELLENT

PRIMARY STRUCTURES 257
LOTS= 306 ACRES= 62.8
NEEDS SUPERFICIAL REPAIR

PRIMARY STRUCTURES 287
LOTS= 321 ACRES= 68.3
NEEDS MINOR REHABILITATION

PRIMARY STRUCTURES 63
LOTS= 74 ACRES= 10.5
NEEDS MAJOR REHABILITATION

PRIMARY STRUCTURES 14
LOTS= 16 ACRES= 2.6
DILAPIDATED

PRIMARY STRUCTURES 0
LOTS= 550 ACRES= 72.4
VACANT LOT

PRIMARY STRUCTURES 718
LOTS= 1431 ACRES= 210.6
TOTALS

BT BLDGS
VACANT AND BOARDED BUILDINGS
21 BLDGS
DEMOLISHED SINCE MARCH 1992

319.61 ACRES
PROPOSED PROJECT AREA

EXCLUDED (PK2 RENEWAL AREA)



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CITIZENS REDEVELOPMENT AREA

EXISTING LAND USE

This area has historically been dominated by residential land use. Development along the Meridian Street corridor has encroached on the residential character of Pennsylvania Street and most of the west side of the street is devoted to parking. College Avenue and 22nd Street have several examples of obsolescent commercial development. The total area is visually dominated by vacant lots. There are over 75 acres of vacant land in the area. SEE MAP 4.



MAP 4

EXISTING LAND USE

	64.38 ACRES
1 RES SINGLE FAMILY DETACHED	
	19.54 ACRES
2 RES DUPLEX	
	23.01 ACRES
3 RES MULTI-FAMILY (5-15 D.U./ACRE)	
	9.00 ACRES
4 RES MULTI-FAMILY (16+ D.U./ACRE)	
	1.70 ACRES
5 OFFICE	
	9.96 ACRES
6 RETAIL & SERVICES	
	2.61 ACRES
7 LIGHT INDUSTRIAL	
	1.61 ACRES
8 HEAVY INDUSTRIAL	
	10.74 ACRES
9 SPECIAL USES	
	12.01 ACRES
10 PARKING	
	72.52 ACRES
11 VACANT LOTS	
	13.07 ACRES
12 PARK	
	0.00 ACRES
13 GARDENS	
	73.26 ACRES
14 R.O.W., ETC.	

319.61 ACRES
PROPOSED PROJECT AREA

EXCLUDED (PK2 RENEWAL AREA)

PREPARED BY PLANNING DIVISION
AUGUST AND SEPTEMBER 1993



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CITIZENS REDEVELOPMENT AREA

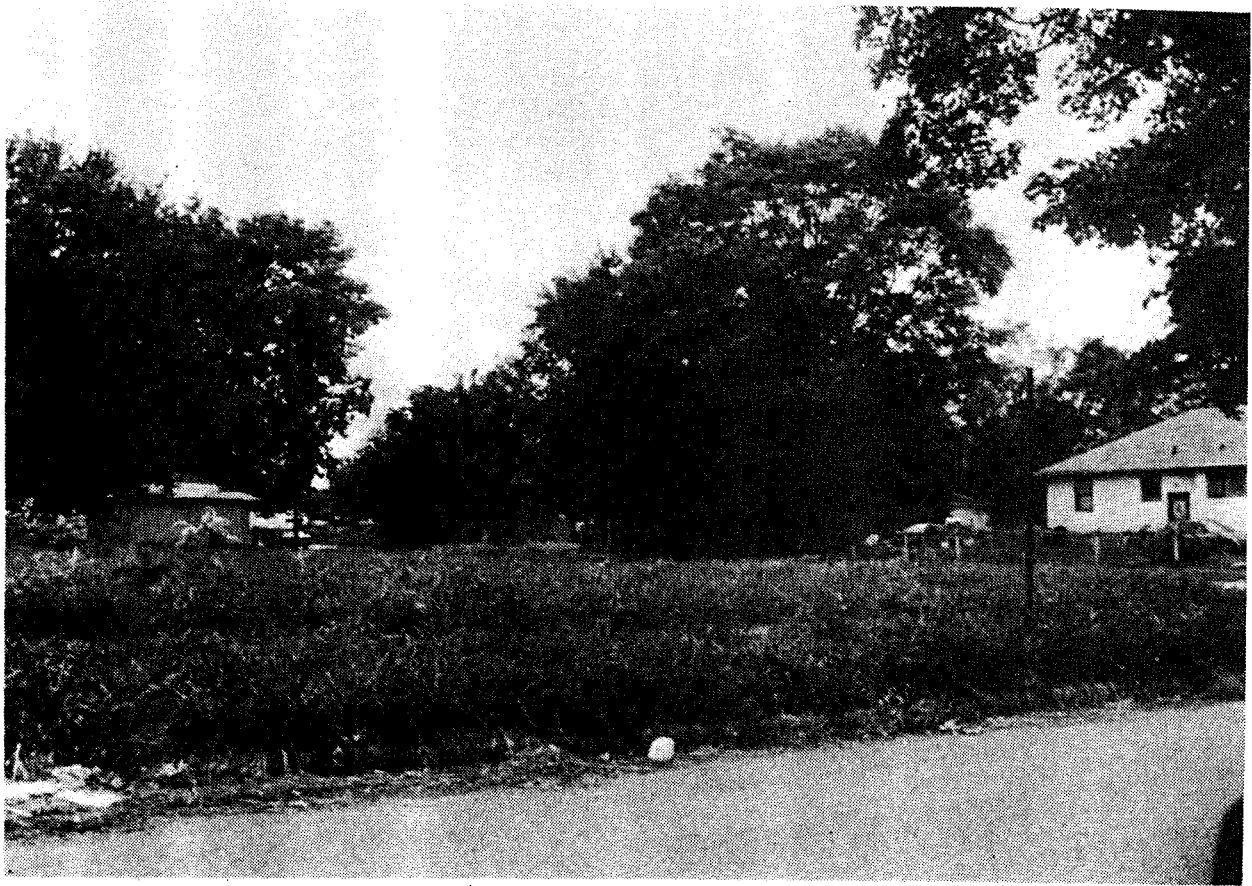
PHOTOGRAPHS Examples of Deterioration.



1. NORTH TALBOTT SUBAREA

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



2. NORTH TALBOTT SUBAREA

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



3. TWENTY SECOND STREET COMMERCIAL

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



4. KING PARK SUBAREA

CITIZENS REDEVELOPMENT AREA

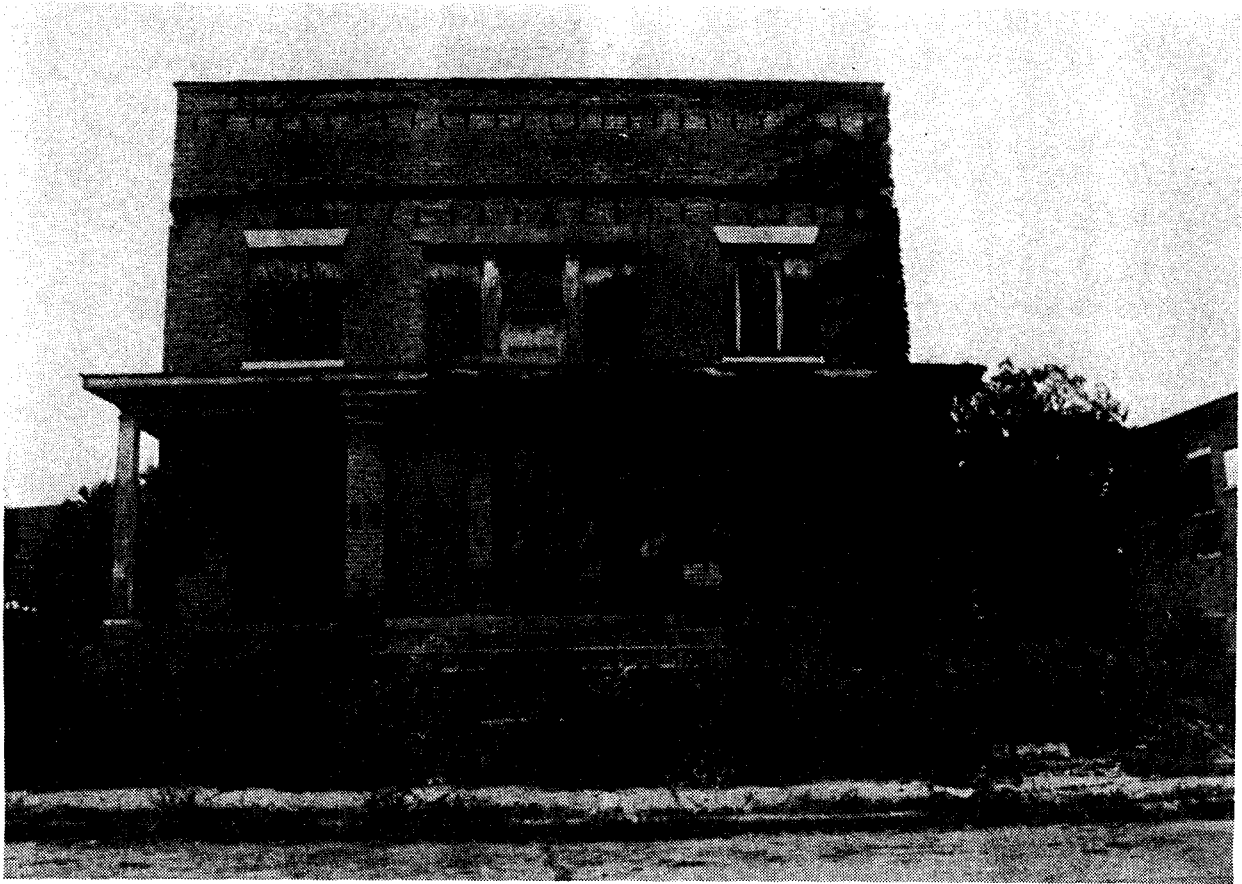
PHOTOGRAPHS Examples of Deterioration.



5. HERRON-MORTON SUBAREA North Area

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



6. HERRON-MORTON SUBAREA North Area

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



7. HERRON-MORTON SUBAREA South Area

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Deterioration.



8. HERRON-MORTON SUBAREA South Area

C. LAND USE PLAN

CITIZENS REDEVELOPMENT AREA

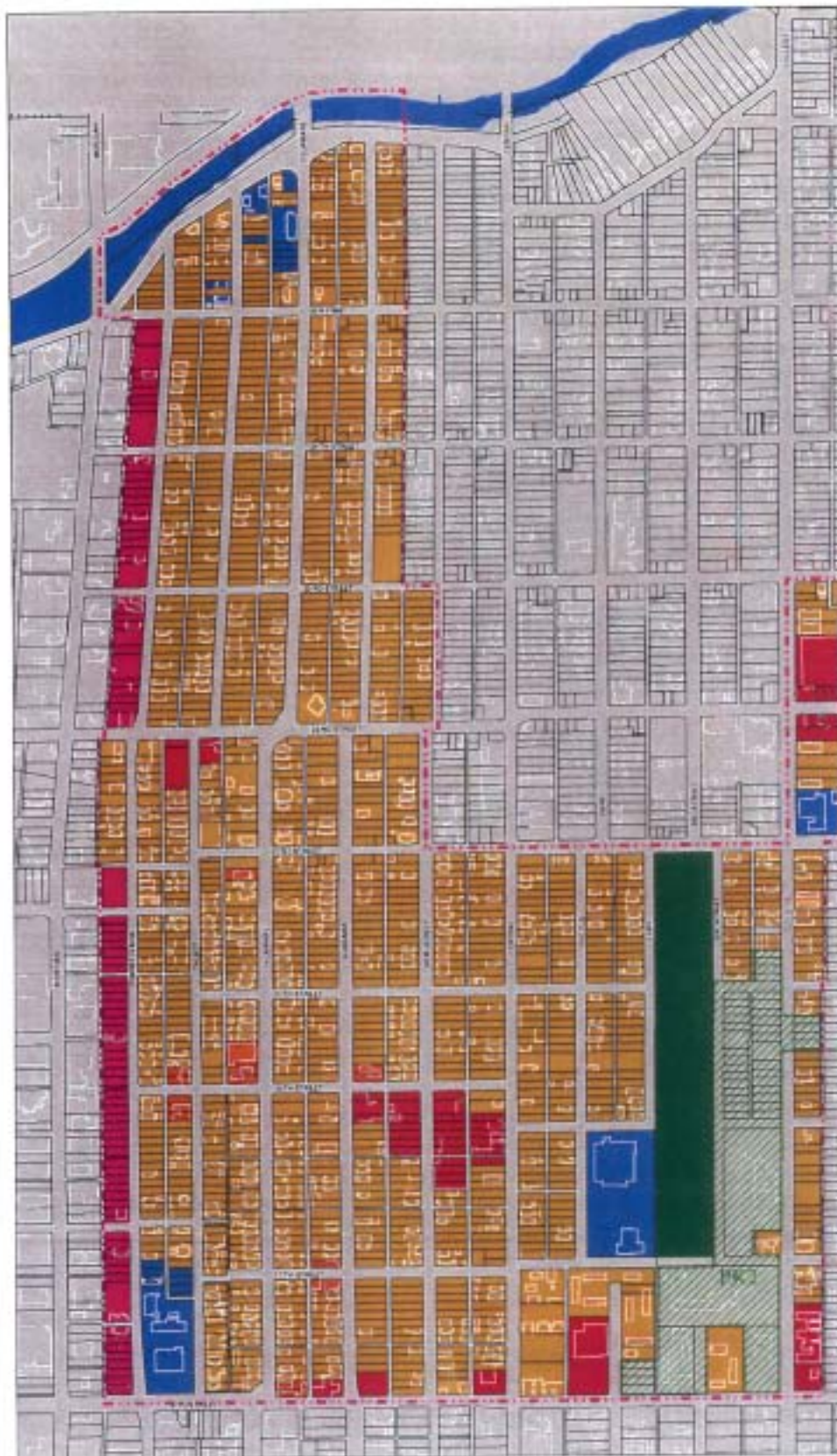
PROPOSED LAND USE

The Proposed Land Use (MAP 5) was developed after a review of the neighborhood and historic preservation plans for the area (*Citizens Neighborhood Coalition Subarea Plan*, 1983, Department of Metropolitan Development/Planning Division; *Herron-Morton Place Historic Area Plan*, 1986, Indianapolis Historic Preservation Commission; and the *Near North/Fall Creek Plan*, 1993, Department of Metropolitan Development/Planning Division).

The land use recommendations of these plans have been incorporated into the Proposed Land Use with minor revisions made to reflect changes in land use that have occurred since the preparation of the plans. For example, the Citizens Plan recommends a commercial center at 25th Street and Central Avenue. Commercial investment in other commercial centers nearby to 25th and Central and the lack of reinvestment at this intersection since the completion of the Citizens Plan, suggests that this area would be more appropriately used for residential development.

Proposed land use categories are the following:

- Medium Density Residential (6-15 dwelling units per acre) - Single-family houses on smaller lots, duplexes, or low-rise apartment buildings with generous open areas.
- High Density Residential (15+ dwelling units per acre) - Low-rise apartment buildings on smaller lots and existing mid-rise apartment buildings.
- Office Mixed-Use - Predominately offices, but may include retail or service uses integrated with office buildings and higher density housing.
- Retail and Service - Commercial uses.
- Special Use - Public and semi-public uses such as schools and churches.
- Park - Public park.



MAP 5

PROPOSED LAND USE

	182.20 ACRES
3RES MEDIUM DENSITY (9-18 DU/A)	
	2.44 ACRES
3RES HIGH DENSITY (18+ DU/A)	
	13.57 ACRES
5OFFICE MIXED-USE	
	12.90 ACRES
6RETAIL & SERVICES	
	11.25 ACRES
10SPECIAL USES	
	13.07 ACRES
PARK	
R.O.W., ETC.	73.26 ACRES

EXCLUDED (PK2 RENEWAL AREA)



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HISTORIC RESOURCES

The area contains eleven historically significant places (MAP 6) as identified by the 1991 *Center Township, Marion County, Indiana Historic Sites and Structures Inventory* prepared by Historic Landmarks Foundation of Indiana and the Indiana Department of Natural Resources/Division of Historic Preservation and Archaeology. One district, Herron-Morton Place, is listed on the National Register of Historic Places, the federal listing of historically significant properties. The other properties are identified as "Outstanding", significant places that Historic Landmarks Foundation of Indiana recommends also be considered for listing on the National Register; or "Notable", places above average in prominence which may meet eligibility criteria for National Register listing.

The portion of Herron-Morton bounded by 16th Street, Central Avenue, 22nd Street, and the alley west of Pennsylvania Street also has been designated a Local Historic Area by the Indianapolis Historic Preservation Commission (*Herron-Morton Place Historic Area Plan*, 1986, IHPC).

MAP 6

HISTORIC RESOURCES



PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, "OUTSTANDING", OR "NOTABLE"

HERRON-MORTON PLACE LOCAL HISTORIC AREA

HERRON-MORTON PLACE NATIONAL REGISTER DISTRICT

SUTHERLAND AVE. POTENTIAL NATIONAL REGISTER DISTRICT

EXCLUDED (PK2 RENEWAL AREA)



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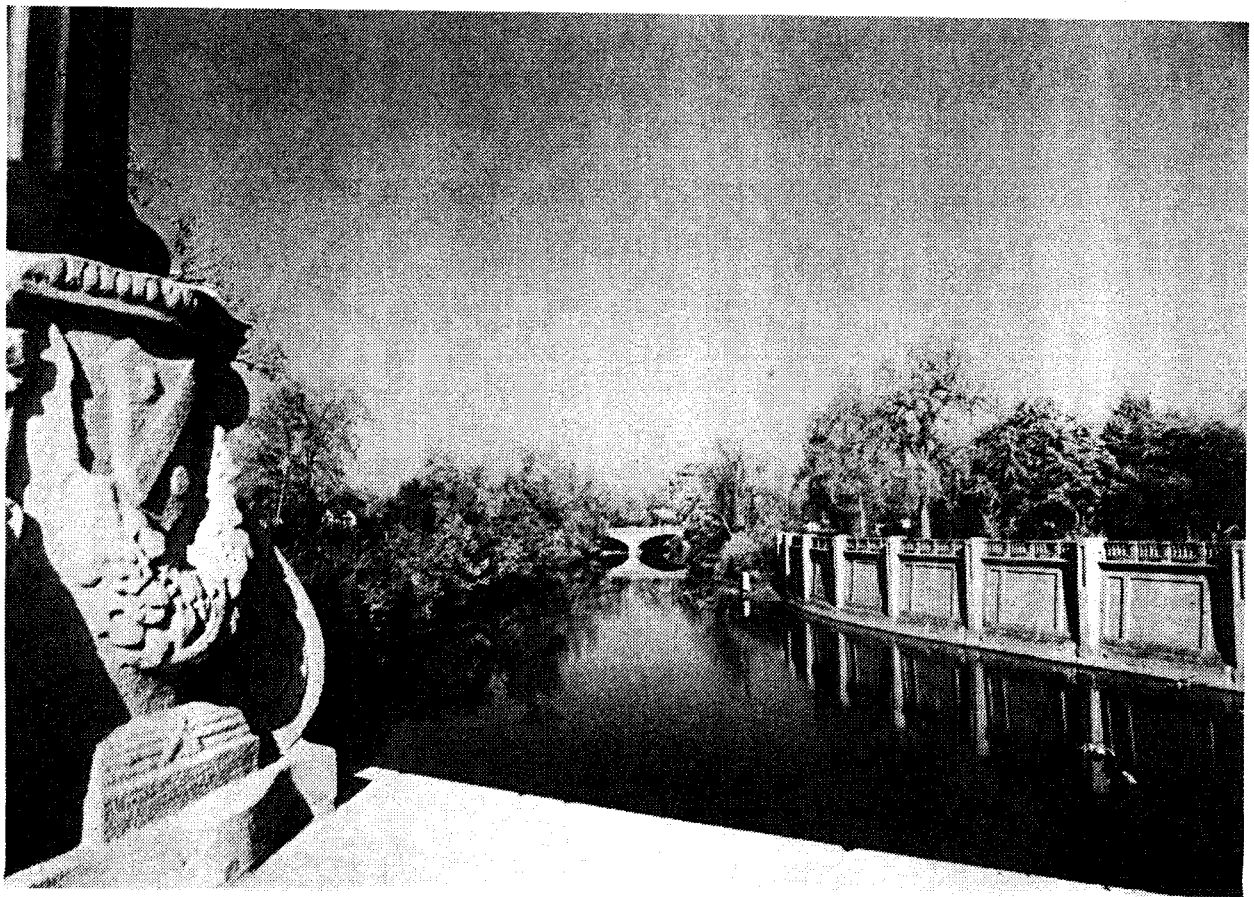


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CITIZENS REDEVELOPMENT AREA

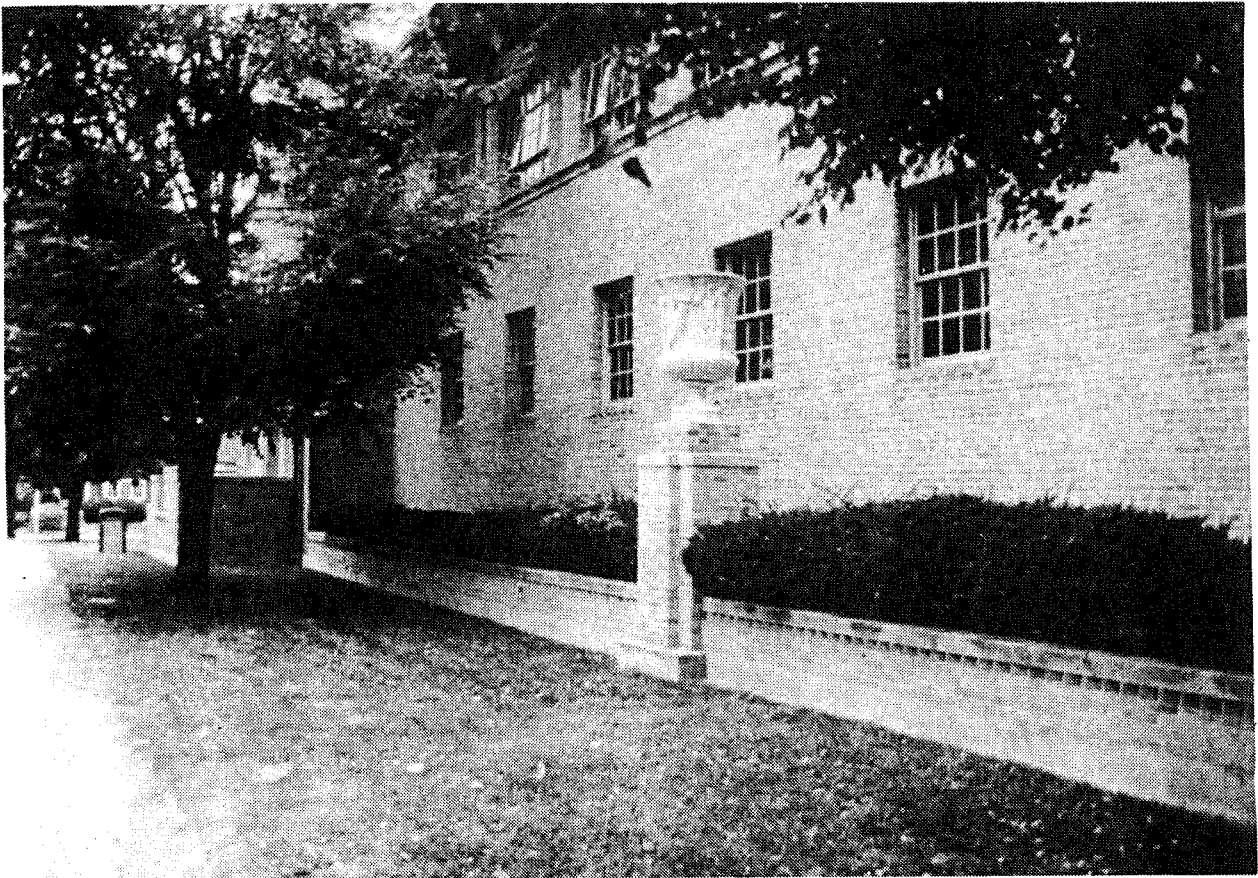
PHOTOGRAPHS Examples of Area Resources



1. FALL CREEK SUBAREA Fall Creek Greenway

CITIZENS REDEVELOPMENT AREA

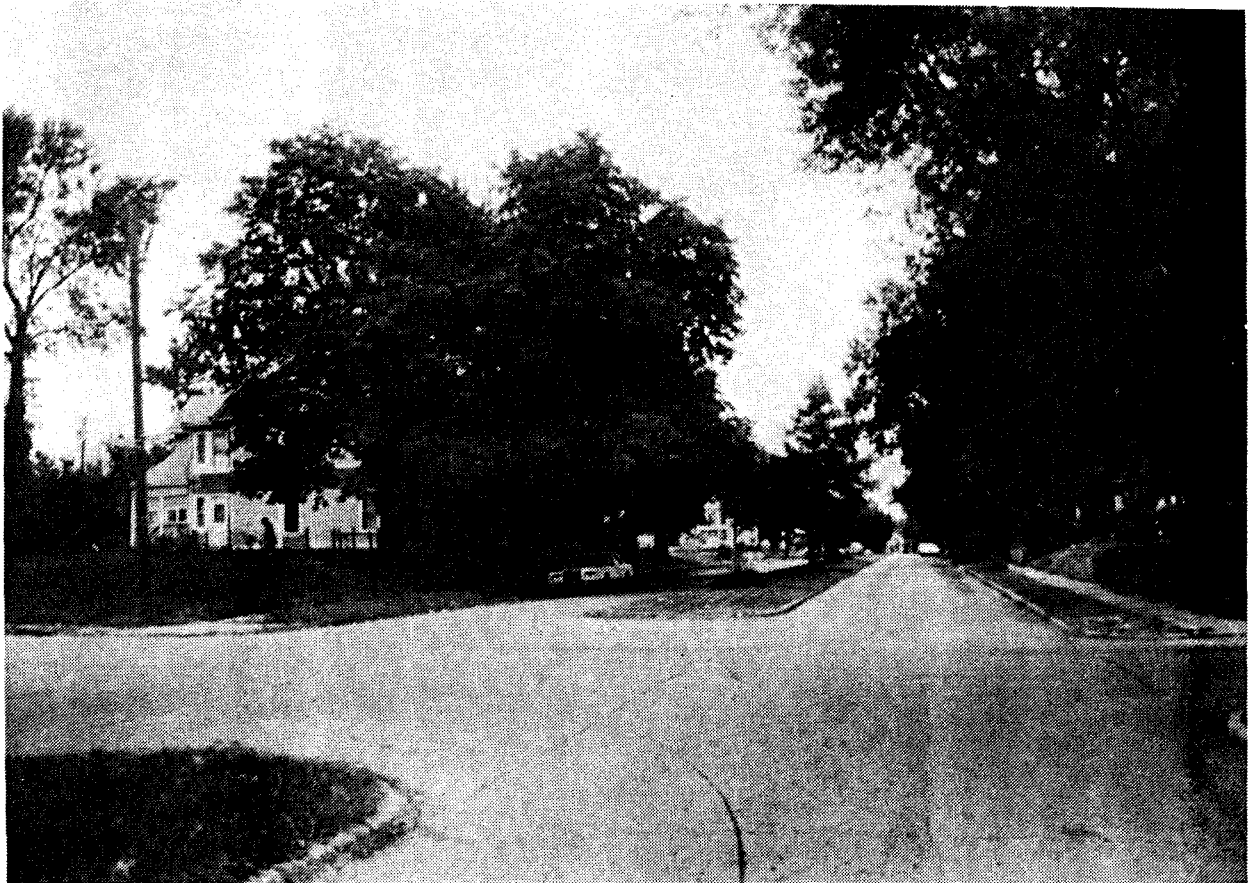
PHOTOGRAPHS Examples of Area Resources



2. HERRON-MORTON SUBAREA Herron School of Art

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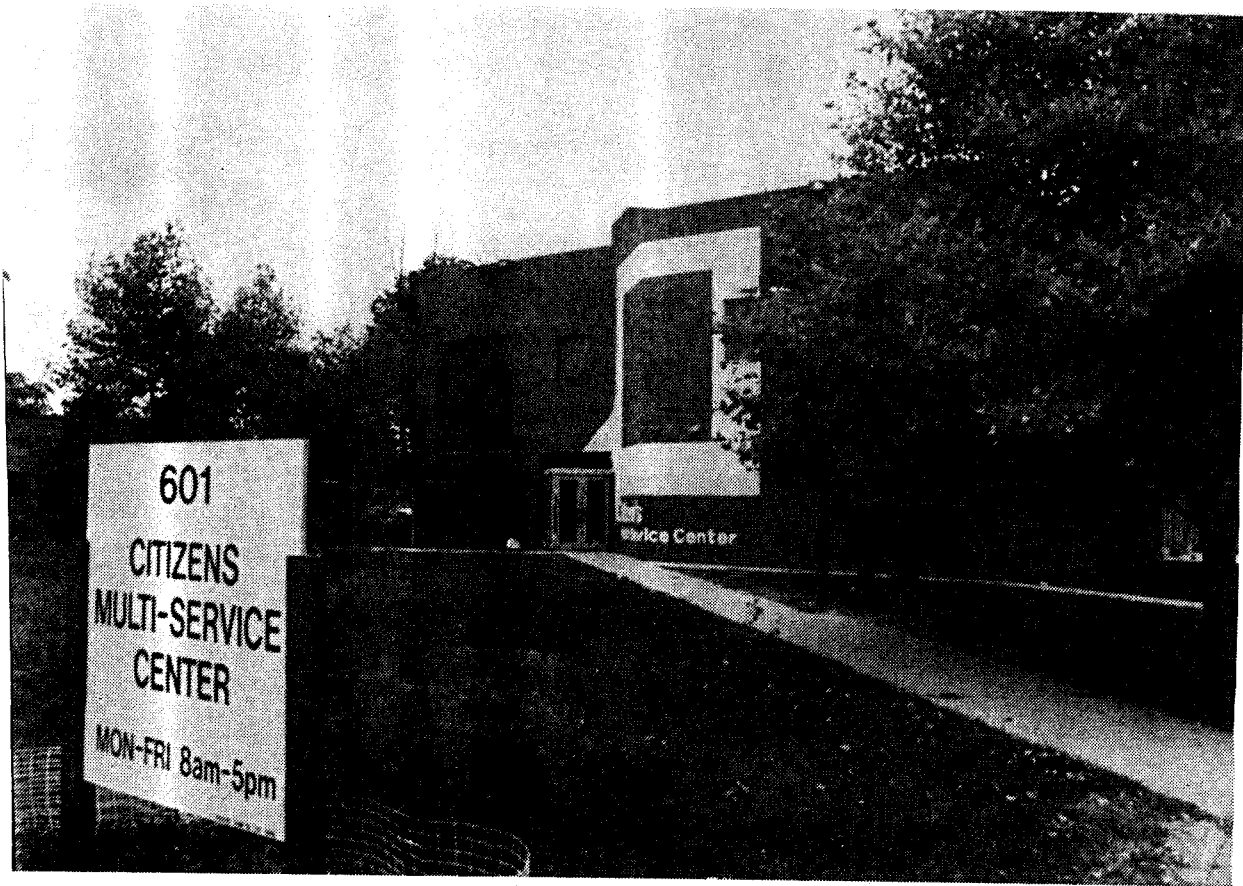
PHOTOGRAPHS Examples of Area Resources



3. HERRON-MORTON SUBAREA New Jersey Street Esplanade

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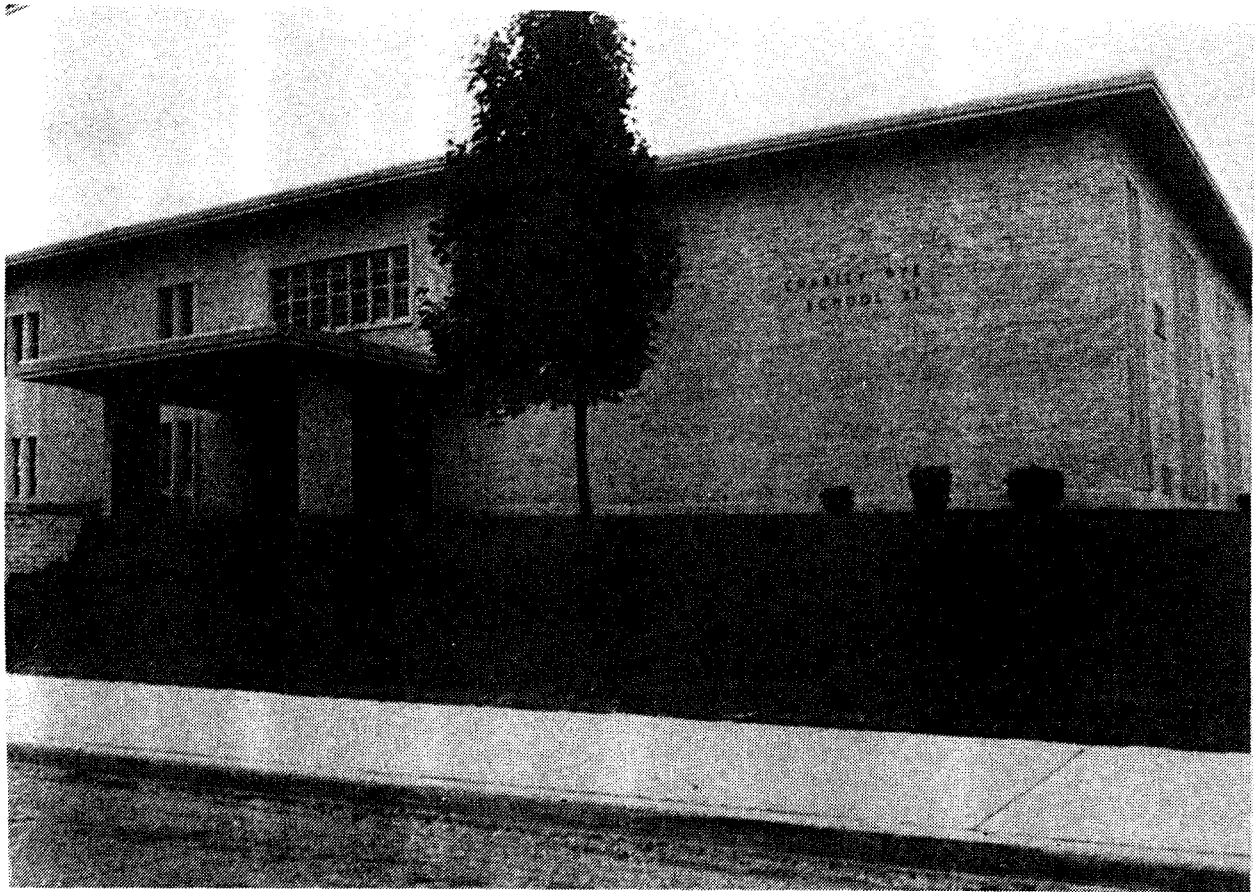
PHOTOGRAPHS Examples of Area Resources



4. KING PARK SUBAREA Citizens Multi-Service Center

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PHOTOGRAPHS Examples of Area Resources



5. KING PARK SUBAREA Indianapolis Public School 27

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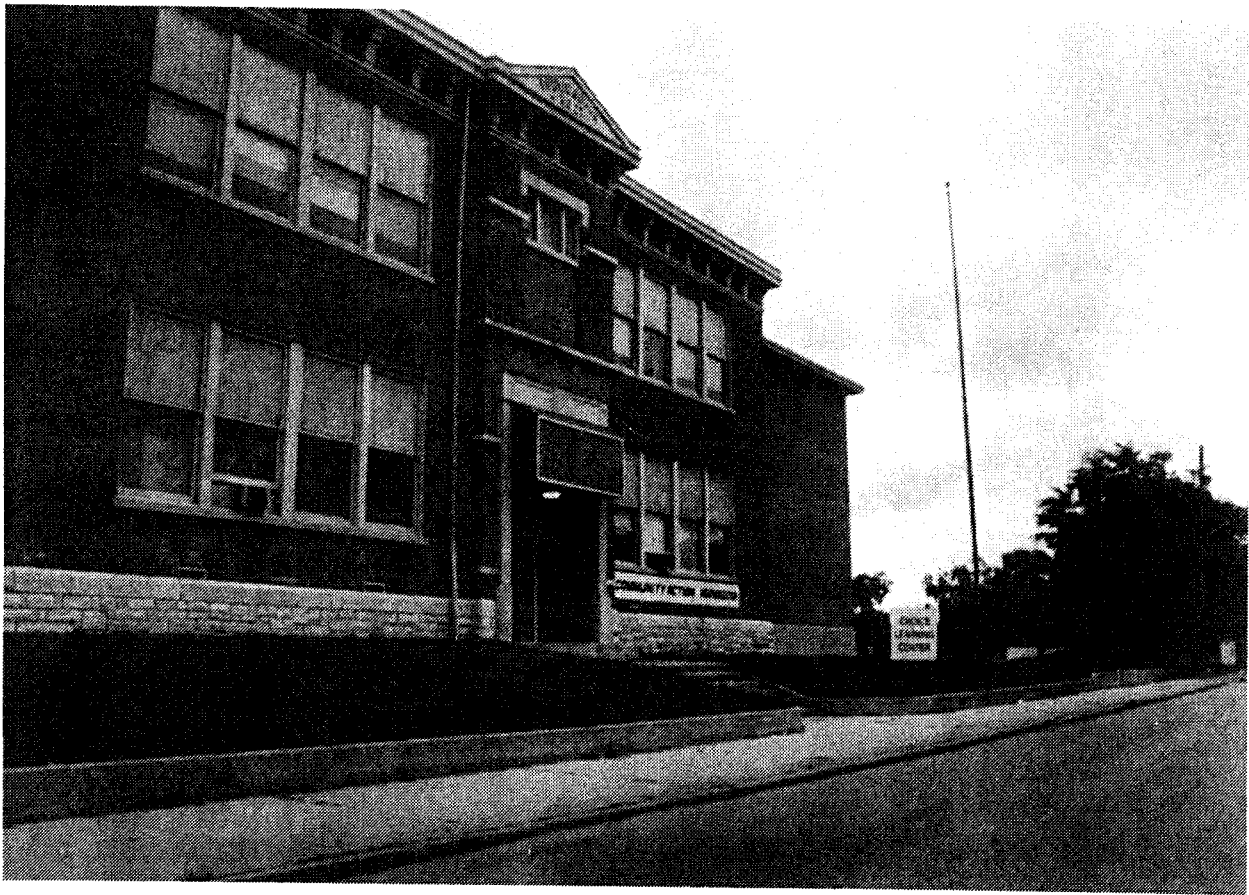
PHOTOGRAPHS Examples of Area Resources



6. KING PARK SUBAREA Dr. Martin Luther King, Jr. Park

CITIZENS REDEVELOPMENT AREA

PHOTOGRAPHS Examples of Area Resources



7. KING PARK SUBAREA Choice Learning Center

D. DEMOGRAPHIC DATA

CITIZENS REDEVELOPMENT AREA

CHANGE IN POPULATION AND HOUSING UNITS

MAPS 7 and 8 show change in housing units and population for blocks in the Citizens Redevelopment Area* for 1970-1990. The table below compares 1970, 1980, and 1990 information for the same area with figures for Center Township and Marion County.

It is important to note that the number of persons per household for both Marion County and Center Township has declined in the thirty year time period accounting for some of the population loss.

POPULATION						
	Marion County		Center Township		Redevelopment Area*	
Census Year	Number of People	Percent Change in 10 Years	Number of People	Percent Change in 10 Years	Number of People	Percent Change in 10 Years
1970	792,299	-	273,596	-	10,234	-
1980	765,233	-03	208,624	-24	4,549	-56
1990	797,159	+04	182,140	-13	3,357	-26

HOUSING UNITS						
	Marion County		Center Township		Redevelopment Area*	
Census Year	Number of Housing Units	Percent Change in 10 Years	Number of Housing Units	Percent Change in 10 Years	Number of Housing Units	Percent Change in 10 Years
1970	268,969	-	100,075	-	4,437	-
1980	309,557	+15	86,606	-14	2,149	-52
1990	349,403	+13	81,667	-06	1,989	-07

PERSONS PER HOUSEHOLD		
Census Year	Marion County	Center Township
1970	3.09	-
1980	2.63	2.69
1990	2.45	2.52

*Census boundary lines do not completely conform to the Redevelopment Area boundaries. Tracts and blocks included in this information are: 3516-103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 401, 402, 403, 404, 405, and 406 3517-405 and 406 3531-106, 201, 203, and 309 3532-101, 103, 104, 106, 107, 201, 202, 203, 204, 205, 701, 702, 707, 708, 709, 710, 803, 804, 805, and 806 3533-101, 102, 103, 104, 105, 106, 203, 204, 205, 206, 207, 208, 209, and 212.



MAP 7
PERCENT POPULATION
CHANGE 1970-1990

- INCREASE
0%+ CHANGE
- DECREASE
-1% through -25% CHANGE
- DECREASE
-26% through -50% CHANGE
- DECREASE
-51% through -75% CHANGE
- DECREASE
-76% through -100% CHANGE



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MAP 8

PERCENT HOUSING
UNITS CHANGE
1970-1990



- INCREASE
0%+ CHANGE
- DECREASE
-1% through -25% CHANGE
- DECREASE
-26% through -50% CHANGE
- DECREASE
-51% through -75% CHANGE
- DECREASE
-76% through -100% CHANGE



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CITIZENS REDEVELOPMENT AREA

CRIME DATA

The following information for the year 1992, which was provided by the Indianapolis Police Department, indicates that the overall incidence of crime in the Citizens Redevelopment Area was one hundred and thirty-six percent higher than the average for the entire service district. The rate per 100 residents was 22.33 compared to 9.44 for the IPD service district. Refer to the attached data sheets for Quadrant and Beat data. The chart below shows crime by the Grid reporting system.

Type of Crime	CITIZENS Number of Crimes	CITIZENS Rate per 100 Pop.	IPD Number of Crimes	IPD Rate per 100 Pop.
Homicide	2	.06	86	.02
Rape	11	.35	540	.14
Robbery	79	2.55	2158	.57
Agg. Assault	121	3.90	4022	1.06
Res. Burglary	105	3.39	6683	1.76
Bus. Burglary	21	.68	1420	.37
Larceny	257	8.29	15672	4.13
Vehicle Theft	96	3.10	5288	1.39
TOTAL	692	22.33	35809	9.44
Population	3099	-----	379,120	-----

INDIANAPOLIS POLICE DEPARTMENT																						
1992 UNIFORM CRIME REPORTING STATISTICS																						
BEAT		NORTH									DISTRICT											
CRIME		A04	A05	A06	A07	A08	A09	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	TOTALS		
CRIMINAL HOMICIDE		1	1	1	1	2	2	1	2	1	4	2	2	3	0	1	2	0	1		27	
RAPE		0	2	5	0	13	7	15	2	3	8	6	6	7	9	5	3	7	13		111	
ROBBERY		31	51	43	25	44	34	83	18	20	33	15	22	13	30	25	56	59	53		655	
AGGRAVATED ASSAULT		16	42	38	16	73	61	118	48	33	152	31	44	78	76	55	71	63	40		1055	
RESIDENCE BURGLARY		100	128	184	102	121	132	175	54	45	86	51	85	51	48	67	49	83	51		1612	
BUSINESS BURGLARY		30	39	26	9	42	12	34	5	21	9	15	20	18	13	23	17	22	20		375	
LARCENY		332	591	220	166	291	244	233	67	85	117	81	114	64	135	59	91	321	269		3480	
STOLEN VEHICLE		41	129	56	53	108	57	132	46	30	47	36	80	67	32	40	51	94	102		1201	
1992 TOTALS		551	983	573	373	694	548	792	241	238	456	237	373	301	343	275	340	649	549		8516	
1991 TOTALS		613	944	551	368	655	475	771	290	380	547	274	427	357	382	344	265	649	495		8787	
PERCENT DIFFERENCE		-10%	4%	4%	1%	6%	15%	3%	-17%	-37%	-17%	-14%	-13%	-16%	-10%	-20%	28%	0%	11%		-3%	
BEAT		EAST									DISTRICT											
CRIME		B04	B05	B06	B07	B08	B09	B10	B11	B12	B13	B14	B15	B16	B17	B18	B19	B20	B21	B22	B23	TOTALS
CRIMINAL HOMICIDE		2	6	4	1	0	2	0	3	1	1	0	1	0	3	0	1	3	3	1	1	33
RAPE		14	21	10	5	8	11	1	9	24	11	11	9	4	11	5	6	8	11	5	8	192
ROBBERY		50	43	22	26	30	66	2	46	46	30	39	29	30	43	40	24	40	43	27	28	704
AGGRAVATED ASSAULT		117	123	53	53	59	87	9	43	114	96	83	59	16	55	53	54	48	99	53	50	1324
RESIDENCE BURGLARY		91	174	89	95	64	140	30	142	305	126	105	170	51	163	107	101	115	154	90	66	2378
BUSINESS BURGLARY		16	17	4	14	28	10	2	11	12	8	12	16	15	16	27	14	17	7	23	20	289
LARCENY		194	165	99	122	173	360	41	413	234	175	221	219	333	176	331	131	157	195	234	106	4079
STOLEN VEHICLE		114	114	72	87	100	139	18	83	89	48	51	62	68	73	91	79	102	96	94	54	1634
1992 TOTALS		598	663	353	403	462	815	103	750	825	495	522	565	517	540	654	410	490	608	527	333	10633
1991 TOTALS		609	696	427	454	484	805	119	785	1051	561	575	656	482	575	730	461	558	637	524	384	11573
PERCENT DIFFERENCE		-2%	-5%	-17%	-11%	-5%	1%	-13%	-4%	-22%	-12%	-9%	-14%	7%	-6%	-10%	-11%	-12%	-5%	1%	-13%	-8%
BEAT		SOUTH									DISTRICT											
CRIME		C04	C05	C06	C07	C08	C09	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19				TOTALS	
CRIMINAL HOMICIDE		0	0	0	0	0	3	1	0	0	0	0	1	0	2	0	0				7	
RAPE		11	4	6	4	8	1	3	6	5	6	8	3	5	1	4	2				77	
ROBBERY		31	28	20	15	23	12	9	5	27	8	14	14	7	5	4	16				238	
AGGRAVATED ASSAULT		98	70	43	33	106	70	38	23	23	35	78	46	5	23	16	35				742	
RESIDENCE BURGLARY		114	143	121	61	213	56	70	83	80	136	163	88	50	32	40	81				1531	
BUSINESS BURGLARY		25	26	28	24	22	9	7	8	47	26	14	26	32	3	21	26				344	
LARCENY		201	274	262	209	295	97	61	107	390	200	285	183	146	69	137	152				3068	
STOLEN VEHICLE		76	76	67	38	118	32	23	27	74	81	81	43	24	33	77	66				936	
1992 TOTALS		556	621	547	384	785	280	212	259	646	492	643	404	269	168	299	378				6943	
1991 TOTALS		594	745	561	413	780	260	308	243	693	480	600	371	319	193	248	357				7165	
PERCENT DIFFERENCE		-6%	-17%	-2%	-7%	1%	8%	-31%	7%	-7%	3%	7%	9%	-16%	-13%	21%	6%				-3%	

YTD CRIME XLS

CRIME	BEAT				DISTRICT										TOTALS						
	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13	D14	D15	D16	D17		D18	D19	D20	D21	D22	
CRIMINAL HOMICIDE	2	2	1	1	3	3	0	0	1	0	1	1	1	1	0	0	2	0	0	0	18
RAPE	9	7	10	6	11	12	6	4	5	2	1	3	3	3	5	5	6	6	9	7	117
ROBBERY	44	40	45	21	36	48	15	21	38	29	4	49	43	26	2	10	32	41	11	555	
AGGRAVATED ASSAULT	40	50	50	31	92	99	34	65	45	36	14	52	36	23	15	20	66	84	34	886	
RESIDENCE BURGLARY	127	166	102	49	115	96	60	75	24	7	19	16	60	16	14	19	86	62	43	1156	
BUSINESS BURGLARY	14	21	49	26	6	17	8	12	40	43	11	57	27	22	3	11	11	27	6	411	
LARCENY	343	566	815	141	205	190	120	145	356	705	92	519	159	182	73	99	109	126	41	4986	
STOLEN VEHICLE	69	104	228	57	58	69	59	60	72	102	36	92	66	46	40	57	99	96	36	1446	
1992 TOTALS	648	956	1300	332	526	534	302	382	581	924	178	789	395	320	152	224	409	445	178	9575	
1991 TOTALS	815	1043	1350	335	586	535	282	411	554	954	190	739	380	395	147	243	531	516	186	10192	
PERCENT DIFFERENCE	-20%	-8%	-4%	-1%	-10%	0%	7%	-7%	5%	-3%	-6%	7%	4%	-19%	3%	-8%	-23%	-14%	-4%	-6%	
CRIME	BEAT		DISTRICT										CITY WIDE TOTALS								
	X11																				
CRIMINAL HOMICIDE	1																				
RAPE	43																			86	
ROBBERY	6																			540	
AGGRAVATED ASSAULT	15																			2158	
RESIDENCE BURGLARY	6																			4022	
BUSINESS BURGLARY	1																			6683	
LARCENY	59																			1420	
STOLEN VEHICLE	11																			15672	
1992 TOTALS	142																			5228	
1991 TOTALS	88																			35809	
PERCENT DIFFERENCE	61%																			37805	
Due to UCR guidelines, differences may exist between this report and the December, 1992 Crime Trend.																					

Due to UCR guidelines, differences may exist between this report and the December, 1992 Crime Trend.

CITIZENS REDEVELOPMENT AREA

DEMOGRAPHIC DATA

The following tables contain 1990 Census data for the Citizens Redevelopment Area. The geographic area used was limited by the "block group" boundaries used by the Census Bureau. The area is slightly larger in some areas and specifically includes the area between Meridian and Pennsylvania south to I-65. This would add to the actual dwelling unit count and increase the number of apartments counted.

The data indicates a racial composition of 71.7% black and 27.7% white. Of the dwelling units in the area 18.7% are owner occupied, 51.8% are renter occupied and 29.5% are vacant.

GENERAL DEMOGRAPHICS FOR PERSONS
CITIZENS REDEVELOPMENT PLAN

	AREA TOTAL	AREA PERCENT	TOWNSHIP TOTAL	TOWNSHIP PERCENT	COUNTY TOTAL	COUNTY PERCENT
POPULATION (Universe = All persons)						
Total Persons	3099		182140		797159	
Male	1507	48.6%	87080	47.8%	378599	47.5%
Female	1592	51.4%	95060	52.2%	418560	52.5%
RACE (Universe = All persons)						
White	839	27.1%	105492	57.9%	615039	77.2%
Black	2222	71.7%	74442	40.9%	169654	21.3%
Asian	20	0.6%	760	0.4%	7405	0.9%
Pacific Islander	0	0.0%	25	0.0%	174	0.0%
American Indian	5	0.2%	500	0.3%	1640	0.2%
Eskimo & Aleut	0	0.0%	6	0.0%	58	0.0%
Other	13	0.4%	915	0.5%	3189	0.4%
MEDIAN AGE BY SEX						
Total Population						
RACE BY AGE (Universe = All persons)						
TOTAL (Also includes "other")	3099		182140		797159	
Under 5 yrs	273	8.8%	15847	8.7%	63103	7.9%
5 - 17 yrs	668	21.6%	34416	18.9%	140082	17.6%
18 - 64 yrs	1844	59.5%	108459	59.5%	501153	62.9%
65 yrs and over	314	10.1%	23418	12.9%	92821	11.6%
WHITE	839		105492		615039	
Under 5 yrs	44		8679		45857	
5 - 17 yrs	63		17726		98383	
18 - 64 yrs	625		65334		393859	
65 yrs and over	107		13753		76940	
BLACK	2222		74442		169654	
Under 5 yrs	227		6952		16023	
5 - 17 yrs	599		16269		39097	
18 - 64 yrs	1190		41651		99124	
65 yrs and over	206		9570		15410	
ASIAN OR PACIFIC ISLANDER	20		785		7579	
Under 5 yrs	0		53		590	
5 - 17 yrs	2		111		1483	
18 - 64 yrs	18		595		5232	
65 yrs and over	0		26		274	
OTHER	18		1421		4887	
Under 5 yrs	2		163		633	
5 - 17 yrs	4		310		1119	
18 - 64 yrs	11		879		2938	
65 yrs and over	1		69		197	
HISPANIC ORIGIN (Universe = All persons of Hispanic origin)						
TOTAL HISPANIC ORIGIN	29	0.9%	2231	1.2%	8450	1.1%
Mexican	9		1412		4525	
Puerto Rican	0		247		1027	
Cuban	8		68		324	
Other Hispanic	12		504		2574	
HISPANIC ORIGIN BY RACE						
White	10		1093		4859	
Black	9		326		802	
Other	10		812		2789	
HISPANIC ORIGIN BY AGE (Universe = All persons of Hispanic origin)						
TOTAL (Also includes "other")	29		2231		8450	
Under 5 yrs	2		259		955	
5 - 17 yrs	5		514		1934	
18 - 64 yrs	21		3374		17307	
65 yrs and over	1		119		400	

GENERAL DEMOGRAPHICS FOR PERSONS
CITIZENS REDEVELOPMENT PLAN

TRACT NUMBER BLOCK GROUP	AREA TOTAL	AREA PERCENT	TOWNSHIP TOTAL	TOWNSHIP PERCENT	COUNTY TOTAL	COUNTY PERCENT
TOTAL PERSONS	3099		182140		797159	
MARITAL STATUS BY SEX (Universe = persons 15 yrs and over)						
MALE	1105	35.7%	65289	35.8%	290049	36.4%
Never married	588	19.0%	24246	37.1%	88850	30.6%
Married, not separated	239	7.7%	26796	41.0%	157060	54.1%
Separated	61	2.0%	2162	3.3%	5479	1.9%
Widowed	47	1.5%	2449	3.8%	7240	2.5%
Divorced	170	5.5%	9636	14.8%	31420	10.8%
FEMALE	1188	38.3%	73895	40.6%	334169	41.9%
Never married	523	16.9%	21579	29.2%	84540	25.3%
Married, not separated	240	7.7%	26630	36.0%	156722	46.9%
Separated	87	2.8%	3135	4.2%	8009	2.4%
Widowed	164	5.3%	10863	14.7%	38855	11.6%
Divorced	174	5.6%	11688	15.8%	46043	13.8%
PERSONS IN HOUSEHOLDS (Universe = total persons in households)						
TOTAL PERSONS	3045		177355		782830	
In family households	2182	71.7%	143635	81.0%	644041	82.3%
Householder	597	19.6%	42562	24.0%	205652	26.3%
Spouse	222	7.3%	24820	14.0%	150965	19.3%
Child	1007	33.1%	56944	32.1%	237402	30.3%
Grandchild	143	4.7%	7032	4.0%	15905	2.0%
Other relative	94	3.1%	6889	3.9%	19980	2.6%
Nonrelative	119	3.9%	5388	3.0%	14137	1.8%
In nonfamily households	863	28.3%	33720	19.0%	138789	17.7%
Householder living alone	529	17.4%	23139	13.0%	93696	12.0%
Householder not living alone	142	4.7%	4565	2.6%	20123	2.6%
Nonrelative	192	6.3%	6016	3.4%	24970	3.2%
PERSONS UNDER 18 YRS	923		50001		202436	
Householder or spouse	0		82		230	
Other relative	897		48359		197693	
Nonrelative	26		1560		4513	
TYPES OF HOUSEHOLDS (Universe = households)						
TOTAL HOUSEHOLDS	1268		70266		319471	
One person households	529	41.7%	23139	32.9%	93696	29.3%
Male householder	303	23.9%	10599	15.1%	38379	12.0%
Female householder	226	17.8%	12540	17.8%	55317	17.3%
Other non-family households	142	11.2%	4565	6.5%	20123	6.3%
Male householder	93	7.3%	2826	4.0%	11883	3.7%
Female householder	49	3.9%	1739	2.5%	8240	2.6%
Family households	597	47.1%	42562	60.6%	205652	64.4%
Married-couple family	222	17.5%	24820	35.3%	150965	47.3%
M /no wife present	33	2.6%	3262	4.6%	10455	3.3%
F /no husband present	342	27.0%	14480	20.6%	44232	13.8%
With 1+ persons under 18	407		24646		109994	
Married-couple family	111	27.3%	12112	17.2%	72026	22.5%
Other family	293	72.0%	12049	17.1%	36317	11.4%
Non-family	3	0.7%	485	0.7%	1651	0.5%
With 1+ persons 65 yrs & over	252		17766		67210	
Family households	79	31.3%	8954	12.7%	36283	11.4%
One-person households	149	59.1%	8205	11.7%	29430	9.2%
Other non-family hholds	24	9.5%	607	0.9%	1497	0.5%
With 1+ nonrelatives present	235		8866		31735	
BY RACE OF HOUSEHOLDER						
White	432		42424		254223	
Black	825		27049		61288	
Asian or Pacific Islander	5		304		2387	
Other	6		489		1573	
BY HISPANIC HOUSEHOLDER						
	9		699		2690	
PERSONS PER HOUSEHOLD						
PERSONS PER FAMILY						
PERSONS IN GROUP QUARTERS (Universe = persons in group quarters)						
Institutionalized	54		3568		9725	
Other	0		1217		4604	

**HOUSING UNITS: UNIT CHARACTERISTICS
CITIZENS REDEVELOPMENT PLAN**

CENSUS TRACT BLOCK GROUP	AREA TOTAL	AREA PERCENT	TOWNSHIP TOTAL	TOWNSHIP PERCENT	COUNTY TOTAL	COUNTY PERCENT
TOTAL PERSONS	3099		182140		797159	
TOTAL HOUSING UNITS	1798		81667		349403	
STATUS OF UNITS						
Occupied	1268	70.5%	70266	86.0%	319471	91.4%
Owner-occupied	337	26.6%	34900	42.7%	182039	52.1%
Renter-occupied	931	73.4%	35366	43.3%	137432	39.3%
Vacant	530	29.5%	11401	14.0%	29932	8.6%
For sale only	37	2.1%	1023	1.3%	3512	1.0%
For sale less than 6 mo	1	0.1%	423	0.5%	2098	0.6%
For sale 6 mo or more	36	2.0%	600	0.7%	1414	0.4%
For rent only	133	7.4%	3584	4.4%	15245	4.4%
For rent less than 2 mo	29	1.6%	1223	1.5%	6958	2.0%
For rent 2 mo or more	104	5.8%	2361	2.9%	8287	2.4%
Occasional use	2		134		800	
Other	358		6660		10375	
UNITS IN STRUCTURE						
1 unit, detached	412	22.9%	44720	54.8%	193252	55.3%
1 unit, attached	217	12.1%	10763	13.2%	26219	7.5%
Mobile home or trailer	0	0.0%	79	0.1%	7160	2.0%
2 units	142	7.9%	5456	6.7%	9318	2.7%
3-9 units	618	34.4%	7984	9.8%	53470	15.3%
10 or more units	344	19.1%	11551	14.1%	56966	16.3%
Other	65	3.6%	1114	1.4%	3018	0.9%
VALUE OF OCCUPIED HOUSING UNITS (Universe = total housing units)						
OWNER OCCUPIED BY VALUE						
Less than \$20,000	40	11.9%	5537	15.9%	7912	4.3%
\$20,000 - \$39,999	57	16.9%	15848	45.4%	32534	17.9%
\$40,000 - \$59,999	49	14.5%	7581	21.7%	37905	20.8%
\$60,000 - \$74,999	39	11.6%	1370	3.9%	26716	14.7%
\$75,000 - \$99,999	42	12.5%	622	1.8%	30843	16.9%
\$100,000 - \$149,999	29	8.6%	265	0.8%	16397	9.0%
\$150,000 - \$199,999	9	2.7%	73	0.2%	4938	2.7%
\$200,000 - \$249,999	1	0.3%	30	0.1%	1711	0.9%
\$250,000 - \$299,999	1	0.3%	7	0.0%	1053	0.6%
\$300,000 - \$399,999	0	0.0%	15	0.0%	868	0.5%
\$400,000 - \$499,999	0	0.0%	4	0.0%	348	0.2%
\$500,000 or more	0	0.0%	5	0.0%	418	0.2%
Median Value						
Mean Value						
RENTER OCCUPIED BY CONTRACT RENT PER MONTH						
Less than \$150	193	20.7%	5817	16.4%	10315	7.5%
\$150 - \$249	230	24.7%	9858	27.9%	17291	12.6%
\$250 - \$349	325	34.9%	12187	34.5%	40731	29.6%
\$350 - \$449	112	12.0%	3797	10.7%	37785	27.5%
\$450 - \$549	13	1.4%	999	2.8%	17433	12.7%
\$550 - \$649	8	0.9%	458	1.3%	4980	3.6%
\$650 - \$749	1	0.1%	207	0.6%	1936	1.4%
\$750 - \$999	2	0.2%	105	0.3%	1186	0.9%
\$1000 or more	0	0.0%	31	0.1%	725	0.5%
Median Value						
Mean Value						
HOUSING ROOMS PER UNIT (Universe = total housing units)						
1 room/unit	82	4.6%	2004	2.5%	4721	1.4%
2 rooms/unit	149	8.3%	3785	4.6%	10855	3.1%
3-4 rooms/unit	709	39.4%	25540	31.3%	104101	29.8%
5-6 rooms/unit	478	26.6%	38305	46.9%	155567	44.5%
7-8 rooms/unit	182	10.1%	9361	11.5%	55877	16.0%
9+ rooms/unit	198	11.0%	2672	3.3%	18282	5.2%

**HOUSING UNITS: UNIT CHARACTERISTICS
CITIZENS REDEVELOPMENT PLAN**

CENSUS TRACT BLOCK GROUP	AREA TOTAL	AREA PERCENT	TOWNSHIP TOTAL	TOWNSHIP PERCENT	COUNTY TOTAL	COUNTY PERCENT
TOTAL HOUSING UNITS	1798		81667		349403	
OCCUPIED HOUSING UNITS BY RACE OF HOUSEHOLDER						
Owner occupied units	337		34900		182039	
White	182	54.0%	22937	65.7%	154279	84.8%
Black	147	43.6%	11699	33.5%	25932	14.2%
Am In, Eskimo or Aleut	3	0.9%	84	0.2%	304	0.2%
Asian or Pacific Islndr	4	1.2%	82	0.2%	1180	0.6%
Other	1	0.3%	98	0.3%	344	0.2%
Renter occupied units	931		35366		137432	
White	250	26.9%	19487	55.1%	99944	72.7%
Black	678	72.8%	15350	43.4%	35356	25.7%
Am In, Eskimo or Aleut	1	0.1%	133	0.4%	388	0.3%
Asian or Pacific Islndr	1	0.1%	222	0.6%	1207	0.9%
Other	1	0.1%	174	0.5%	537	0.4%
BY RACE OF HOUSEHOLDER OF HISPANIC ORIGIN						
Owner occupied	3		284		1217	
White	2		154		778	
Black	0		31		74	
Other	1		99		365	
Renter occupied	6		415		1473	
White	3		173		785	
Black	2		70		160	
Other	1		172		528	
BY AGE OF HOUSEHOLDER						
Owner occupied						
15 - 24 yrs	4	1.2%	648	1.9%	2745	1.5%
25 - 34 yrs	59	17.5%	5238	15.0%	33591	18.5%
35 - 44 yrs	79	23.4%	5915	16.9%	41720	22.9%
45 - 54 yrs	58	17.2%	5355	15.3%	31132	17.1%
55 - 64 yrs	53	15.7%	6604	18.9%	30521	16.8%
65 - 74 yrs	53	15.7%	6375	18.3%	26658	14.6%
75 yrs +	31	9.2%	4765	13.7%	15672	8.6%
Renter occupied						
15 - 24 yrs	116	12.5%	4356	12.3%	19266	14.0%
25 - 34 yrs	266	28.6%	11523	32.6%	49819	36.2%
35 - 44 yrs	214	23.0%	7012	19.8%	26018	18.9%
45 - 54 yrs	107	11.5%	3896	11.0%	13288	9.7%
55 - 64 yrs	79	8.5%	3538	10.0%	9927	7.2%
65 - 74 yrs	90	9.7%	2844	8.0%	9318	6.8%
75 yrs +	59	6.3%	2197	6.2%	9796	7.1%
PERSONS IN OCCUPIED HOUSING UNITS						
TOTAL PERSONS	3045		177355		782830	
Owner occupied	904		90885		483796	
Units with 1 person	83	9.2%	9140	10.1%	36831	7.6%
Units with 2 people	113	12.5%	11387	12.5%	64221	13.3%
Units with 3 people	62	6.9%	5927	6.5%	33589	6.9%
Units with 4 people	33	3.7%	4285	4.7%	29158	6.0%
Units with 5+ people	46	5.1%	4161	4.6%	18240	3.8%
Persons/unit						
Renter occupied	2141		86470		299034	
Units with 1 person	446	20.8%	13999	16.2%	56865	19.0%
Units with 2 people	181	8.5%	7833	9.1%	38301	12.8%
Units with 3 people	115	5.4%	5195	6.0%	19523	6.5%
Units with 4 people	77	3.6%	4012	4.6%	12980	4.3%
Units with 5+ people	112	5.2%	4327	5.0%	9763	3.3%
Persons/unit						
OVERALL PERSONS/UNIT						
PERSONS PER ROOM (Universe = occupied housing units)						
0.50 or less	822	64.8%	43949	62.5%	222265	69.6%
0.51 to 1.00	367	28.9%	22979	32.7%	89526	28.0%
1.01 to 1.50	51	4.0%	2422	3.4%	5730	1.8%
1.51 to 2.00	22	1.7%	719	1.0%	1575	0.5%
2.01 or more	6	0.5%	197	0.3%	375	0.1%
PERSONS IN GROUP QUARTERS	54		4785		14329	

1989 INCOME OF PERSONS, FAMILIES AND HOUSEHOLDS
CITIZENS REDEVELOPMENT AREA

	AREA TOTAL	AREA PERCENT	CENTER TOWNSHIP	CENTER PERCENT	MARION COUNTY	MARION PERCENT
1989 PER CAPITA INCOME						
ALL PERSONS	0		9046		14614	
White	0		10406		16128	
Black	0		7146		9196	
Asian or Pacific Islander	0		9513		15583	
Other	0		7453		9748	
Hispanic Origin	0		7273		10552	
NUMBER OF HOUSEHOLDS BY 1989 INCOME						
TOTAL HOUSEHOLDS*	1253		70341		319821	
Less than \$9,999	446	35.6%	20250	28.8%	45064	14.09%
\$10,000 - \$14,999	254	20.3%	9273	13.2%	28872	9.03%
\$15,000 - \$24,999	221	17.6%	15014	21.3%	61550	19.25%
\$25,000 - \$34,999	143	11.4%	10851	15.4%	54820	17.14%
\$35,000 - \$49,999	68	5.4%	9057	12.9%	60571	18.94%
\$50,000 - \$74,999	83	6.6%	4495	6.4%	46130	14.42%
\$75,000 - \$99,999	38	3.0%	986	1.4%	12798	4.00%
\$100,000 or more	0	0.0%	415	0.6%	10016	3.13%
MEDIAN HOUSEHOLD INCOME	0	0.0%	18255	26.0%	29152	9.12%
MEAN HOUSEHOLD INCOME	0	0.0%	22965	32.6%	36135	11.30%
BY RACE OF HOUSEHOLDER						
WHITE	487		42380		255020	
Less than \$9,999	103	21.1%	9245	21.8%	27991	11.0%
\$10,000 - \$14,999	77	15.8%	5470	12.9%	21132	8.3%
\$15,000 - \$24,999	115	23.6%	9840	23.2%	48547	19.0%
\$25,000 - \$34,999	69	14.2%	7453	17.6%	45428	17.8%
\$35,000 - \$49,999	49	10.1%	6288	14.8%	51350	20.1%
\$50,000 - \$74,999	36	7.4%	3111	7.3%	40055	15.7%
\$75,000 - \$99,999	38	7.8%	634	1.5%	11202	4.4%
\$100,000 or more	0	0.0%	339	0.8%	9315	3.7%
MEDIAN HOUSEHOLD INCOME	0		25495		38698	
BLACK	762		27056		65451	
Less than \$9,999	343	45.0%	10732	39.7%	16504	25.2%
\$10,000 - \$14,999	177	23.2%	3678	13.6%	7308	11.2%
\$15,000 - \$24,999	106	13.9%	4985	18.4%	12262	18.7%
\$25,000 - \$34,999	74	9.7%	3223	11.9%	8736	13.3%
\$35,000 - \$49,999	19	2.5%	2659	9.8%	8514	13.0%
\$50,000 - \$74,999	43	5.6%	1351	5.0%	5420	8.3%
\$75,000 - \$99,999	0	0.0%	352	1.3%	1477	2.3%
\$100,000 or more	0	0.0%	76	0.3%	5230	8.0%
MEDIAN HOUSEHOLD INCOME	0		19088		25285	
OTHER	4		905		4057	
Less than \$9,999	0	0.0%	273	30.2%	569	14.0%
\$10,000 - \$14,999	0	0.0%	125	13.8%	432	10.6%
\$15,000 - \$24,999	0	0.0%	189	20.9%	741	18.3%
\$25,000 - \$34,999	0	0.0%	175	19.3%	656	16.2%
\$35,000 - \$49,999	0	0.0%	110	12.2%	707	17.4%
\$50,000 - \$74,999	4	100.0%	33	3.6%	655	16.1%
\$75,000 - \$99,999	0	0.0%	0	0.0%	119	2.9%
\$100,000 or more	0	0.0%	0	0.0%	178	4.4%
MEDIAN HOUSEHOLD INCOME	0		20340		37465	
BY HOUSEHOLDER OF HISPANIC ORIGIN						
Less than \$9,999	0		659		2693	
\$10,000 - \$14,999	0		162	24.6%	419	15.6%
\$15,000 - \$24,999	0		83	12.6%	353	13.1%
\$25,000 - \$34,999	0		188	28.5%	595	22.1%
\$35,000 - \$49,999	0		101	15.3%	474	17.6%
\$50,000 - \$74,999	0		118	17.9%	525	19.5%
\$75,000 - \$99,999	0		4	0.6%	188	7.0%
\$100,000 or more	0		3	0.5%	76	2.8%
MEDIAN HHLD INCOME	0		0	0.0%	63	2.3%
NUMBER OF FAMILIES BY 1989 INCOME						
TOTAL FAMILIES*	617		43324		207855	
Less than \$9,999	210	34.0%	9088	21.0%	18226	8.8%
\$10,000 - \$14,999	88	14.3%	5185	12.0%	14005	6.7%
\$15,000 - \$24,999	146	23.7%	10073	23.3%	35174	16.9%
\$25,000 - \$34,999	50	8.1%	7669	17.7%	36324	17.5%
\$35,000 - \$49,999	32	5.2%	6560	15.1%	45221	21.8%
\$50,000 - \$74,999	53	8.6%	3686	8.5%	38952	18.7%
\$75,000 - \$99,999	38	6.2%	790	1.8%	11213	5.4%
\$100,000 or more	0	0.0%	273	0.6%	8740	4.2%
MEDIAN FAMILY INCOME	0		21831		35054	
MEAN FAMILY INCOME	0		26135		42121	

*These totals are based on sample, not complete, counts of census data. See "Introduction" for more information.

1989 INCOME OF PERSONS, FAMILIES AND HOUSEHOLDS
CITIZENS REDEVELOPMENT AREA

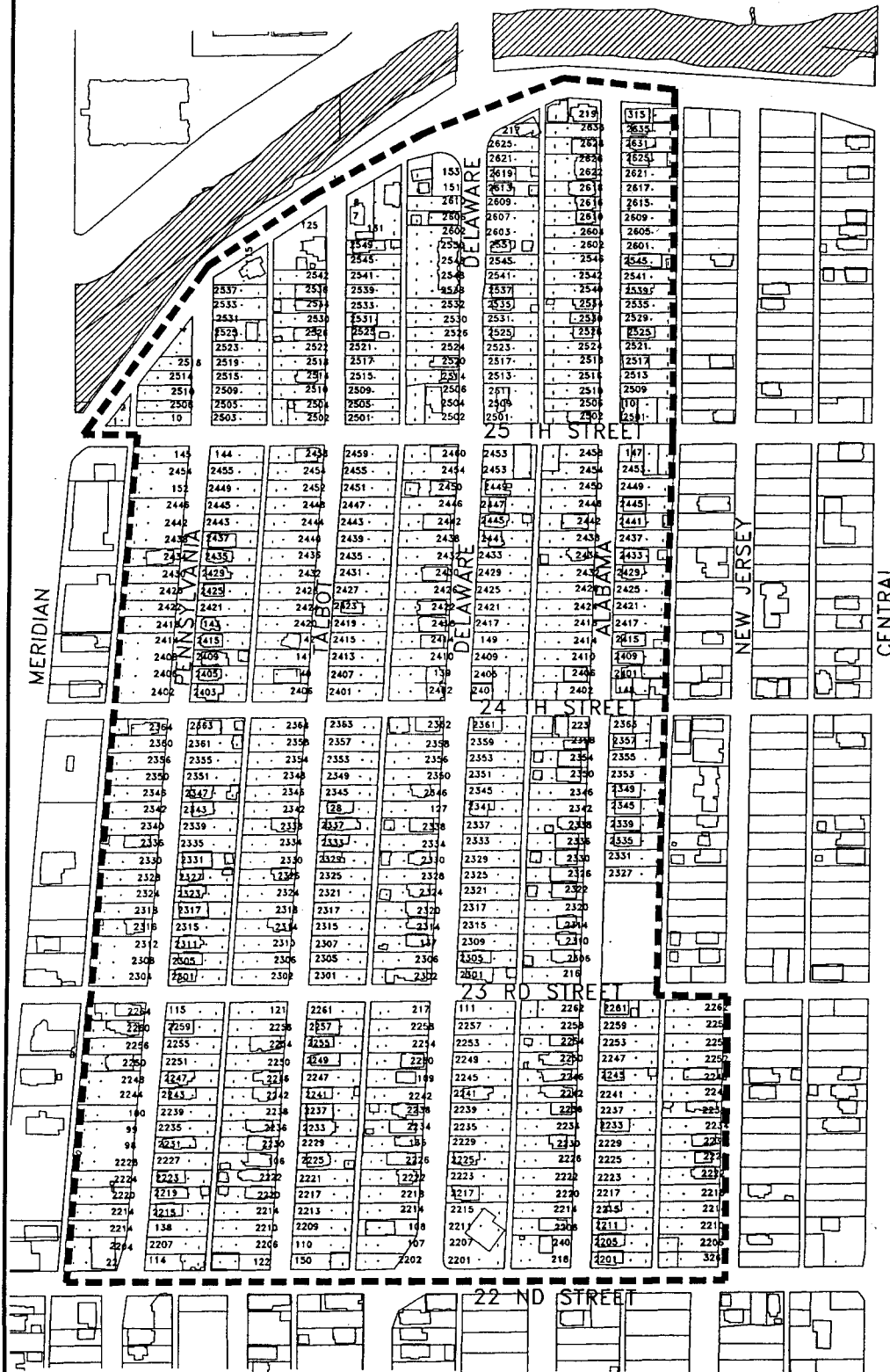
	AREA TOTAL	AREA PERCENT	CENTER TOWNSHIP PERCENT	MARION COUNTY PERCENT
TOTAL PERSONS*	3014		182140	797159
1989 POVERTY STATUS OF PERSONS				
Universe = All persons for whom poverty is determined				
Income below poverty	1232		46888	94131
Income 100 - 124 % of poverty	277		13021	32289
Income 125 % or more of poverty	1451		117179	654229
PERSONS BELOW POVERTY LEVEL BY RACE				
TOTAL PERSONS				
White	123		19912	49442
Black	1109		26357	43095
Asian or Pacific Islander	0		179	650
Other	0		440	944
Hispanic Origin	0		396	1001
TOTAL PERSONS BELOW POVERTY LEVEL BY AGE				
Under 5 years	156		6247	11982
5 - 17 years	353		12632	24270
18 - 24 years	182		5557	13276
25 - 59 years	431		16055	31712
60 - 64 years	12		1607	3008
Over 64 years	98		4790	9883
PERSONS IN HOUSEHOLDS RECEIVING PUBLIC ASSISTANCE				
Universe = Persons in households				
Younger than 15 years	278		10371	19738
15 - 64 years	280		16277	32985
65 years and over	34		2995	6525
TOTAL HOUSEHOLDS*	1253		70341	319821
HOUSEHOLD INCOME SOURCES				
Number of households with the following types of income				
Earnings	837		52263	263850
Wage/salary	837		51258	258276
Self-employment	106		4928	33903
Interest, dividend or net rental	268		14469	120453
Social security income	231		21502	77619
Public assistance	178		9194	18625
Other income	255		17981	78783
HOUSEHOLDS BELOW 1989 POVERTY LEVEL				
TOTAL HOUSEHOLDS BELOW POVERTY	458		17455	35837
BY HOUSEHOLD TYPE				
Family	245		9815	19334
Married Couple	0		2743	6005
Male, no wife	19		614	1090
Female, no husband	226		6458	12239
Nonfamily	213		7640	16503
BY AGE OF HOUSEHOLDER				
Householder aged 15-64	369		13346	27346
Householder aged 65 +	89		4109	8491
MONTHLY RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Number of households with:				
Household income less than \$20,000 and				
Rent < 30% of income	190		7811	19954
Rent > 35% of income	314		12282	35440
Household income \$20,000 - \$34,999 and				
Rent < 30% of income	130		6597	36923
Rent > 35% of income	0		126	1094
Household income \$35,000 or more and				
Rent < 30% of income	48			
Rent > 35% of income	0			
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				
Number of households with:				
Household income less than \$20,000 and				
Costs < 30% of income	51		7266	18986
Costs > 35% of income	70		4257	11494
Household income \$20,000 - \$34,999				
Costs < 30% of income	39		8807	33620
Costs > 35% of income	5		276	2929

*These totals are based on sample, not complete, counts of census data. See "Introduction" for more information.

E. ACQUISITION AREA

MAP 9 ACQUISITION AREA

THIS MAP IS PROVIDED FOR
ORIENTATION PURPOSES. SEE
FOLLOWING DATA SHEETS FOR
FULL LIST OF PROPERTIES.



85.42 ACRES
PROPOSED ACQUISITION AREA

0 100' 500'



CITIZENS REDEVELOPMENT



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
SEPTEMBER 24, 1993

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CITIZENS REDEVELOPMENT AREA

ACQUISITION AREA LAND USE AND BUILDING DATA

There are 529 parcels of land in the Acquisition Area of which 265 are vacant lots. There are 29 vacant residential structures in the area. Information on residential structures is shown in the following three tables.

FIELD DATA (AUGUST 1993)

RESIDENTIAL PARCELS		
Type of Residential Structure	Number of Single Residential Parcels	Number of Residential Parcels Used as Side Yards or Parking Lots
Single Family Structures	134	22
Duplex	59	6
Multi-Family	22	4
TOTAL	215	32

RESIDENTIAL STRUCTURES		
Building Condition Residential Structures	Number of Buildings Residential Structures	Percent of Total
Excellent	7	4
Needs Superficial Repair	83	45
Needs Minor Rehabilitation	77	42
Needs Major Rehabilitation	15	8
Dilapidated	2	1
TOTAL	184	100

RESIDENTIAL STRUCTURES		
Number of Vacant or Boarded Residential Structures by Building Condition Category	Number of Buildings Residential Structures	Percent of Total
Excellent	0	0
Needs Superficial Repair	3	10
Needs Minor Rehabilitation	15	52
Needs Major Rehabilitation	9	31
Dilapidated	2	7
TOTAL	29	100

The Acquisition Area contains 204 structures of all types which includes 22 non-residential structures. There are 24 parking lots. Information on all primary structures is shown in the following two tables.

ALL PRIMARY STRUCTURES		
Building Condition All Primary Structures	Number of Buildings All Primary Structures	Percent of Total
Excellent	17	8
Needs Superficial Repair	84	41
Needs Minor Rehabilitation	85	41
Needs Major Rehabilitation	17	8
Dilapidated	2	2
TOTAL	205	100

ALL PRIMARY STRUCTURES		
Type of Building Use All Primary Structures	Number of Buildings All Primary Structures	Percent of Total
Single Family Residential	113	55
Duplex Residential	53	26
Multi-Family Residential	18	9
Office	1	0
Retail	11	5
Industrial	0	0
Special Use	10	5
TOTAL	205	100

ASSESSOR'S DATA (MARCH 1993)

Based on Center Township Assessor's Office information for the Acquisition Area through March 1993, renters occupy 69 residential structures and homeowners occupy 60 structures.

RESIDENTIAL RENTERS/OWNERS		
	Number of Buildings Residential Structures	Percent of Total
Renters	69	37
Owners	60	33
Vacant	29	16
Residential Structures with Unknown Occupancy Status	26	14
Total	184	100

CITIZENS ACQUISITION AREA

LIST OF PROPERTY OWNERS

The information on the following pages was collected from two separate sources, the Assessor's Counter Book File and Field Surveys. The Assessor's file is updated annually and was last updated in March of 1993. The Field Survey was completed in September 1993.

The Assessor's file was used to extract the following:

- Property Address
- Parcel Number
- Owner Name
- Owner Address
- Brief Legal Description
- Land Use
- Government Owned
- Land Value
- Improvement Value
- Net Value
- Total Exempt
- Total Value

Field Surveys were used to obtain:

- Verified Addresses
- Survey Use
- Condition
- Vacant

Occupancy was determined by running a program that compares the owners address to the property address. If the addresses are the same, occupancy is assigned as owner (O), if they are different, it is assigned as renter (R). Occupancy is only assigned to residential structures that are not vacant. Occupancy is assigned to STRUCTURES not to UNITS, therefore, the actual number of renters may be higher depending upon how many units are in a rental structure. In the case of contract home sales it is not unusual for the seller to hold the title (and pay the taxes) until the full purchase amount has been paid. In this case, the occupancy would be assigned as renter.

CITIZENS ACQUISITION AREA

LIST OF PROPERTY OWNERS

(Pages E6 through E540 are not included in this
copy of this report in order to conserve paper.)

Contact the City of Indianapolis, Department of Metropolitan
Development for additional information.